

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Forest Bluff Court, 200' E of the
c/1 Minor Jones Drive
(4 Forest Bluff Court)
4th Election District
3rd Councilmanic District

Adam Miller, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-341-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Adam and Ellen Miller, through their attorney, Benjamin Bronstein, Esquire. The Petitioners seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet, and to amend the Final Development Plan of Valley Crest Farm, Lot 19 thereof, to allow construction outside the building envelope. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable

ORDER RECEIVED FOR FILING

Date

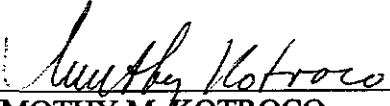
By

hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of April, 1999 that the Petition for Administrative Variance seek relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet, and to amend the Final Development Plan of Valley Crest Farm, Lot 19 thereof, to allow construction outside the building envelope., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated March 24, 1999, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 4/1/99

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

April 2, 1999

Benjamin Bronstein, Esquire
George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/S Forest Bluff Court, 200' E of the c/l Minor Jones Drive
(4 Forest Bluff Court)
4th Election District - 3rd Councilmanic District
Adam Miller, et ux - Petitioners
Case No. 99-341-A

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Adam Miller
4 Forest Bluff Court, Owings Mills, Md. 21117
Ms. Judy Floam, Colbert, Matz, Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
DEPRM; People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Forest Bluff Court

which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 to permit a setback of 40 ft in lieu of the required 50 ft and to amend the Final Development Plan of Valley Crest Farm for Lot 19 to allow construction out of the envelope.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Benjamin Bronstein, Esquire

George & Bronstein, LLP

Name - Type or Print

Signature

George & Bronstein, LLP

Company

29 W. Susquehanna Ave., Suite 205

Address 410-296-0200

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

Adam Miller

Name - Type or Print

Signature

Ellen G. Miller

Name - Type or Print

Signature

4 Forest Bluff Court

Address

Telephone No.

Owings Mills, Maryland 21117

City

State

Zip Code

Representative to be Contacted:

Judy Floam

Colbert, Matz Rosenfelt, Inc.

Name

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore, Maryland 21209

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-341-A

Reviewed By UCR

Date 3-4-99

Estimated Posting Date 3-14-99

DROP OFF

NO REVIEW

ORDER RECEIVED FOR FILING
5/11/98
Date By

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4 Forest Bluff Court
Address
Owings Mills Maryland 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The configuration and topography of the property have a disproportionate effect in locating addition to the residential structure.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Adam Miller

Name - Type or Print

Signature Ellen G. Miller

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

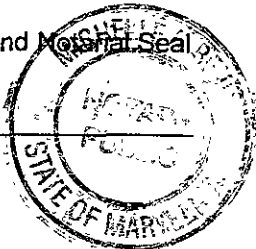
I HEREBY CERTIFY, this 12 day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Adam Miller and Ellen G. Miller

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notary Seal

02-12-99
Date



Michelle A. Reno
Notary Public

My Commission Expires 02-08-00

REV 09/15/98

W31132 064

770-9085

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4 Forest Bluff Court
Address
Owings Mills Maryland 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

The configuration and topography of the property have a disproportionate effect in locating addition to the residential structure.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature

Adam Miller

Signature

Ellen G. Miller

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Adam Miller and Ellen G. Miller

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notary Seal

Date

Notary Public

My Commission Expires

REU 09/15/98

031037 161

771-909-1



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 4 Forest Bluff Court
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 to permit a setback of 40 ft in lieu of the required 50 ft and to amend the Final Development Plan of Valley Crest Farm for Lot 19 to allow construction out of the envelope.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Benjamin Bronstein, Esquire
George & Bronstein, LLP

Name - Type or Print _____

Signature _____

George & Bronstein, LLP

Company _____

29 W. Susquehanna Ave., Suite 205
Address 410-296-0200 Telephone No. _____

Towson, Maryland 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

Adam Miller
Name - Type or Print _____

Signature _____

Ellen G. Miller
Name - Type or Print _____

Signature _____

4 Forest Bluff Court
Address _____ Telephone No. _____

Owings Mills, Maryland 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

Judy Floam
Colbert, Matz Rosenfelt, Inc.
Name _____

2835 Smith Avenue, Suite G 410-653-3838
Address _____ Telephone No. _____

Baltimore, Maryland 21209
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-341-A

Reviewed By WER Date 3-4-99

REV 9/15/98

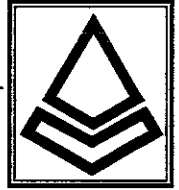
Estimated Posting Date 3-14-99

DROP. OFF

NO REVIEW

Colbert Matz Rosenfelt, Inc.

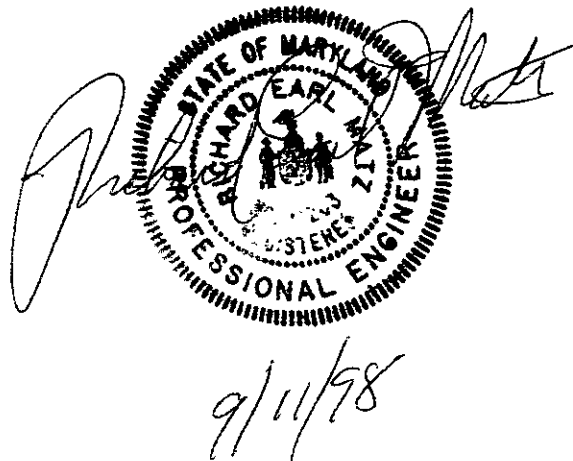
Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 4 Forest Bluff Court

Beginning at a point on the northwest side of Forest Bluff Court, which is 40' wide at a distance of 200' east of the centerline of the nearest improved intersecting street, Minor Jones Drive, which is 40' wide.

Being lot # 19 in the subdivision of Valley's Crest Farm as recorded in Baltimore County plat book # 62, folio # 127, containing 2.00 acres. Also known as # 4 Forest Bluff Court and located in the 4th Election District, 3rd Councilmanic District.



99-341-A

4-15-99

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **063036**

DATE 3/4/99 ACCOUNT 001-6150

AMOUNT \$100.00 (WDR)

RECEIVED FROM: George & Bronstein

FOR: ADMINISTRATIVE VARIANCE & SPECIAL HEARING

Item 341 4 Forest Bluff Court

Drop-Off No Review Case #99-341-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
5/05/1999 3/06/1999 16:03:15
REG 06306 CASHIER NAME NEW DESKER
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 063036
DATE 06/03/99
100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-341-A

PETITIONER/DEVELOPER:

(Adam & Ellen Miller)

DATE OF Closing

(Mar 29, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
4 Forest Bluff Court Baltimore, Maryland 21117_____

The sign(s) were posted on_____ 3-12-99 _____
[Month, Day, Year]

Sincerely,

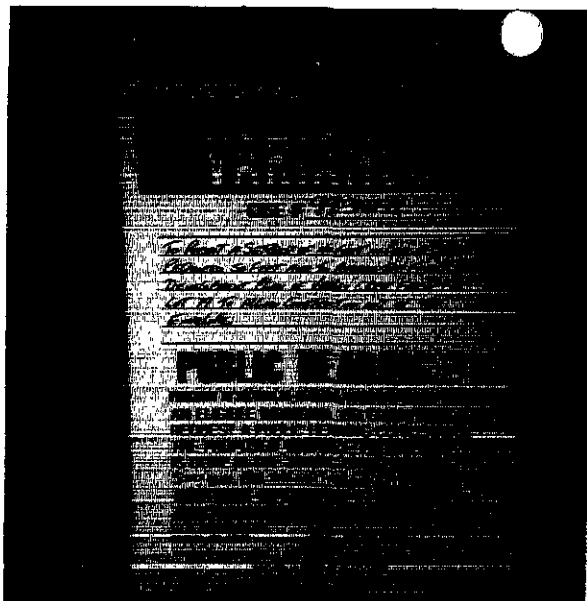

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99-

341

-A

Address

4 FOREST BLUFF COURT

Contact Person:

W. CARL RICHARDS, JR.

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date:

3-4-99

Posting Date:

3-14-99

Closing Date:

3-29-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99-

341

-A

Address

4 FOREST BLUFF COURT

Petitioner's Name

MILLER, ELLEN & ADAM

Telephone

??

Posting Date:

3-14-99

Closing Date:

3-29-99

Wording for Sign:

**TO PERMIT A SETBACK OF 40 FEET IN LIEU OF THE
REQUIRED 50 FEET AND TO AMEND THE FINAL DEVELOPMENT
PLAN OF VALLEY CREST FARM FOR LOT 19 TO ALLOW
CONSTRUCTION OUT OF THE ENVELOPE.**



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 1999

Benjamin Bronstein, Esq.
George & Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Case No.: 99-341-A
Petitioner: Adam and Ellen Miller
Location: 4 Forest Bluff Court

Dear Mr. Bronstein:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 4, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

c: Judy Floam, Colbert, Matz, Rosenfelt, 2835 Smith Ave.. #G, 21209

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: March 23, 1999

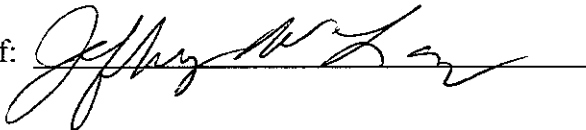
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 341, 343, 346, 352, and 353

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in black ink, appearing to read 'Jeffrey Long', is written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.16.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 341 WCR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

to Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: March 24, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RS/eg*
SUBJECT: Zoning Item #341

Adam Miller Property - 4 Forest Bluff Court

Zoning Advisory Committee Meeting of March 15, 1999

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X GWM: A variance request has been approved for the addition to be within 30 ft. of the well.

ORDER RECEIVED FOR FILING

Date 4/1/99

By [Signature]



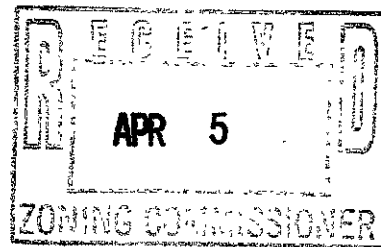
Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

410-887-3391

April 2, 1999

Benjamin Bronstein, Esquire
George and Bronstein, LLP
Susquehanna Building, Suite 205
29 West Susquehanna Avenue
Towson, Maryland 21204



Dear Mr. Bronstein:

RE: Drop-Off Petition Review (Case #99-341-A), 4 Forest Bluff Court

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The owners telephone number is missing from the petition form

If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "John L. Lewis".

John L. Lewis
Planner II
Zoning Review

JLL:cjs

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

LAW OFFICES
GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

VICTORIA M. SHEARER

CONSTANCE K. PUTZEL
OF COUNSEL

February 15, 1999

*Need Photos 2/26/99
per WCR
Rec'd 3/4/99
sj*

Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 4 Forest Bluff Court

Dear Mr. Jablon:

In reference to the above entitled property I am hereby enclosing the following:

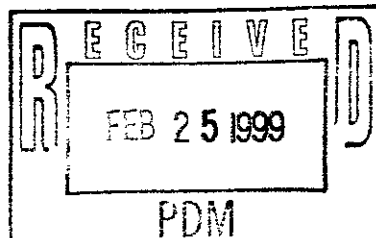
1. Petition for Administrative Variance in triplicate;
2. Twelve (12) copies of the Plat to Accompany Administrative Variance;
3. Three copies of the description under seal;
4. Copy of the 200 Scale Zoning Map; and
5. My check to cover costs.

This plan was reviewed on October 27, 1998 by John Lewis of your office. There are no violations.

Very truly yours,

GEORGE & BRONSTEIN, LLP

Benjamin Bronstein
Benjamin Bronstein



BB/mlh
Enclosures

99.341-A

LAW OFFICES
GEORGE AND BRONSTEIN, LLP

SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719

HARRIS JAMES GEORGE
BENJAMIN BRONSTEIN

VICTORIA M. SHEARER

CONSTANCE K. PUTZEL
OF COUNSEL

March 4, 1999

Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Sophie


RE: 4 Forest Bluff Court

Dear Sophie:

Enclosed please find the pictures for the above entitled property to accompany the
Petition for Administrative Variance which you are currently holding.

Very truly yours,

GEORGE & BRONSTEIN, LLP

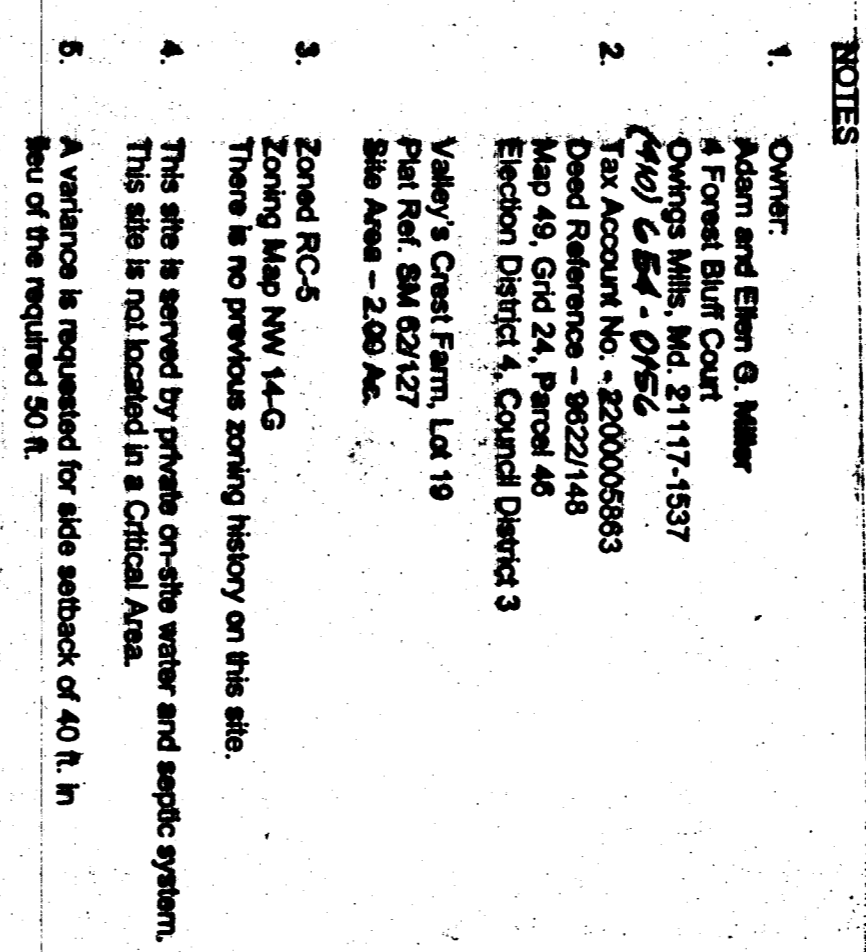
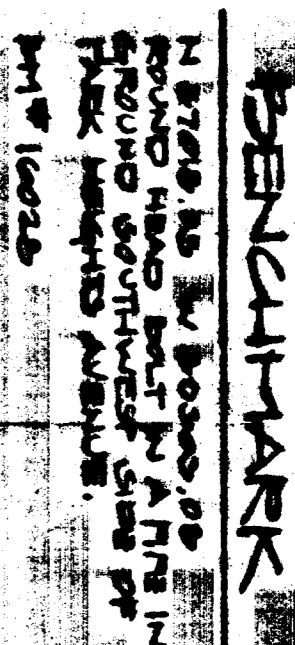

Benjamin Bronstein

BB/mlh
Enclosure

44-341-A



99.341-A



Dr. T. J.

PLAT TO RECORDARY ADMINISTRATIVE VARIANCE
4 FOREST BLUFF COURT
LOT 19 VALLEY'S CREST FARM
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30'
DATE: SEPT. 1978
99-341-A

99-341-A

Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners

2835 Smith Avenue, Suite G

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ГОСУДАРСТВ. УНИВЕРСИТЕТ. (1910, 000-1900)

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1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

Year	Population	Population	Population
1990	1,000,000	1,000,000	1,000,000
2000	1,000,000	1,000,000	1,000,000
2010	1,000,000	1,000,000	1,000,000
2020	1,000,000	1,000,000	1,000,000
2030	1,000,000	1,000,000	1,000,000
2040	1,000,000	1,000,000	1,000,000
2050	1,000,000	1,000,000	1,000,000
2060	1,000,000	1,000,000	1,000,000
2070	1,000,000	1,000,000	1,000,000
2080	1,000,000	1,000,000	1,000,000
2090	1,000,000	1,000,000	1,000,000
2100	1,000,000	1,000,000	1,000,000